

Columbine Townhouses Five HOA, Inc

Balance Sheet For 2/29/2024

Assets

Mutual of Omaha Bank Operating	\$22,413.15
Mutual of Omaha - Reserve Acct	\$37,519.82
Accounts Receivable	\$235,845.26
Allowance for Doubtful Account	(\$2,082.44)
Due from Reserves	\$40,758.48
Due to Reserves from Operating	\$81,241.52
Prepaid Expenses	\$13,258.99

Total Assets

	<u>\$428,954.78</u>
Total Assets	<u>\$428,954.78</u>

Liabilities

Accounts Payable	(\$2,706.76)
Assessment Reserves	\$9,660.00
Due to Reserves	\$122,000.00
Due to Special Assess from Ope	(\$810.00)
Due to Oper from Special Asses	\$810.00
Prepaid Assessments	\$2,609.63
Suspense	\$503.00

Total Liabilities

\$132,065.87

Equity

Net Income	\$302,995.16
Retained Earnings	(\$53,711.81)
Retained Earnings - Reserve	(\$74,313.69)
Fund Balance - Def Repl Rsv	\$121,919.25

Total Equity

\$296,888.91

Total Liabilities / Equity

\$428,954.78

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	25,200.00	25,200.00	-	226,800.00	226,800.00	-	302,400.00
4020 - Violation Income	-	41.67	(41.67)	-	375.03	(375.03)	500.00
4100 - Late Fee Income	(10.00)	41.67	(51.67)	140.00	375.03	(235.03)	500.00
4300 - Special Assessment Income	-	-	-	324,000.00	-	324,000.00	-
4450 - Interest Income - Operating	2.36	-	2.36	11.43	-	11.43	-
4500 - Reserve Income	-	-	-	(2,166.67)	-	(2,166.67)	-
4699 - HOA LOC loan income	-	-	-	71,280.00	-	71,280.00	-
4850 - Bank Charges	-	-	-	70.00	-	70.00	-
Total Income	25,192.36	25,283.34	(90.98)	620,134.76	227,550.06	392,584.70	303,400.00
Total Income	25,192.36	25,283.34	(90.98)	620,134.76	227,550.06	392,584.70	303,400.00

Operating Expense

Utilities Expense							
5050 - Electric	291.89	200.00	(91.89)	2,000.44	1,800.00	(200.44)	2,400.00
5100 - Water	1,071.10	2,916.67	1,845.57	28,750.88	26,250.03	(2,500.85)	35,000.00
5150 - Sewer	-	1,433.33	1,433.33	-	12,899.97	12,899.97	17,200.00
5400 - Trash Removal	2,153.50	1,458.33	(695.17)	15,062.50	13,124.97	(1,937.53)	17,500.00
Total Utilities Expense	3,516.49	6,008.33	2,491.84	45,813.82	54,074.97	8,261.15	72,100.00

Maintenance Expense							
6000 - Building Maint.	-	1,666.67	1,666.67	59,608.81	15,000.03	(44,608.78)	20,000.00
6100 - Garage Maintenance	-	333.33	333.33	5,851.66	2,999.97	(2,851.69)	4,000.00
6200 - Roof & Gutter Maint	175.00	608.33	433.33	5,037.20	5,474.97	437.77	7,300.00
6300 - Sewer Repairs & Maint	-	-	-	1,270.50	-	(1,270.50)	-
6500 - Landscape Contract	-	2,753.83	2,753.83	20,654.35	24,784.47	4,130.12	33,046.00
6525 - Irrigation Repairs	-	708.33	708.33	11,227.55	6,374.97	(4,852.58)	8,500.00
6550 - Plants/Trees	-	266.67	266.67	-	2,400.03	2,400.03	3,200.00
6600 - Parking Lot Maintenance	-	366.67	366.67	-	3,300.03	3,300.03	4,400.00
6605 - Concrete Repairs	-	1,000.00	1,000.00	(8,800.00)	9,000.00	17,800.00	12,000.00
6610 - Fence Maintenance	-	750.00	750.00	585.00	6,750.00	6,165.00	9,000.00
6650 - Pest Control	-	24.83	24.83	-	223.47	223.47	298.00
6700 - Snow Removal	6,344.50	2,083.33	(4,261.17)	27,110.00	18,749.97	(8,360.03)	25,000.00
6750 - Lighting Maintenance	494.85	41.67	(453.18)	868.35	375.03	(493.32)	500.00
6800 - Misc Grounds Maint	-	291.67	291.67	5,181.68	2,625.03	(2,556.65)	3,500.00
6900 - Contingency	-	2.67	2.67	-	24.03	24.03	32.00
Total Maintenance Expense	7,014.35	10,898.00	3,883.65	128,595.10	98,082.00	(30,513.10)	130,776.00

Administration Expense							
7000 - Management	1,771.17	1,771.17	-	15,940.43	15,940.53	.10	21,254.00
7100 - Administration	351.86	166.67	(185.19)	4,201.72	1,500.03	(2,701.69)	2,000.00
7200 - Insurance	30,704.96	3,541.67	(27,163.29)	113,849.83	31,875.03	(81,974.80)	42,500.00

Columbine Townhouses Five HOA, Inc

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7225 - HOA Line of Credit Loan	589.00	-	(589.00)	1,159.19	-	(1,159.19)	-
7300 - Audit/Tax Return	-	33.33	33.33	450.00	299.97	(150.03)	400.00
7500 - General Counsel	34.00	166.67	132.67	2,720.19	1,500.03	(1,220.16)	2,000.00
7510 - Legal Collection	-	83.33	83.33	-	749.97	749.97	1,000.00
7600 - Miscellaneous	-	16.67	16.67	-	150.03	150.03	200.00
7900 - Bank Charges	-	1.67	1.67	100.00	15.03	(84.97)	20.00
7950 - Community Activities	-	12.50	12.50	-	112.50	112.50	150.00
Total Administration Expense	33,450.99	5,793.68	(27,657.31)	138,421.36	52,143.12	(86,278.24)	69,524.00
Reserve Activity							
8000 - Reserve Contributions	-	2,583.33	2,583.33	-	23,249.97	23,249.97	31,000.00
8530 - Reserve - Concrete	-	-	-	5,980.00	-	(5,980.00)	-
Total Reserve Activity	-	2,583.33	2,583.33	5,980.00	23,249.97	17,269.97	31,000.00
Total Expense	43,981.83	25,283.34	(18,698.49)	318,810.28	227,550.06	(91,260.22)	303,400.00
Operating Net Total	(18,789.47)	-	(18,789.47)	301,324.48	-	301,324.48	-

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8100 - Reserve Interest Income	9.00	-	9.00	87.48	-	87.48	-
Total Reserve Activity	9.00	-	9.00	87.48	-	87.48	-
Total Income	9.00	-	9.00	87.48	-	87.48	-
Reserve Expense							
Maintenance Expense							
6525 - Irrigation Repairs	-	-	-	583.47	-	(583.47)	-
Total Maintenance Expense	-	-	-	583.47	-	(583.47)	-
Reserve Activity							
8000 - Reserve Contributions	-	-	-	(2,166.67)	-	2,166.67	-
Total Reserve Activity	-	-	-	(2,166.67)	-	2,166.67	-
Total Expense	-	-	-	(1,583.20)	-	1,583.20	-
Reserve Net Total	9.00	-	9.00	1,670.68	-	1,670.68	-
Net Total	(18,780.47)	-	(18,780.47)	302,995.16	-	302,995.16	-